



# City of Carmel

## Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, June 27, 2005

**Time:** **6:00 P.M.**  
**Place:** Council Chambers, Second Floor  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032

### AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
  - 1g. **Martin Marietta**

### H. Public Hearing.

#### **1-3h. ~~TABLED O'Malia Fireplace Shop Expansion~~**

~~The applicant seeks the following development standards variances:~~

~~**Docket No. 04100017 V** Chapter 12.04.02 front yard setback~~

~~**Docket No. 04100018 V** Chapter 27.03.02 no curbed parking~~

~~**Docket No. 04110009 V** Chapter 26.04.05 buffer yard requirements~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust.~~

#### **4h. Martin Marietta Materials - Mueller Property South**

Petitioner seeks commitment amendment approval to mine this property after Mueller North.

**Docket No. 05060014 CA** **commitment amendment**

The site is located at the southwest corner of the intersection of East 106<sup>th</sup> Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by Zeff Weiss of Ice Miller for Martin Marietta Materials, Inc.

#### **5-10h. Fidelity on Meridian**

The applicant seeks the following development standards variance approvals:

**Docket No. 05050037 V** Chapter 23B.08.06.A percent parcel coverage

**Docket No. 05050038 V** Chapter 25.07.02-10b signage oriented west

**Docket No. 05050039 V** Chapter 25.07.02-10b number of signs per tenant

**Docket No. 05050040 V** Chapter 23B.05.02 percent of retail use

**Docket No. 05050041 V** Chapter 23B.10.02.C plantings adjacent to building

**Docket No. 05050042 V** Chapter 23B.12.A parking requirements

The site is located at 11450 N Meridian and is zoned B-6/Business within the US 31 Overlay.

Filed by Charlie Frankenberger of Nelson & Frankenberger for JRR Meridian, LLC.

**11-12h. David Wilkinson, lots 17 pt-18 pt - Commercial Kitchen**

The applicant seeks use variance approval for a commercial kitchen & offices.

**Docket No. 05050043 UV** Chapter 9.01 permitted uses

~~**Docket No. 05050044 V** Chapter 23D.03.C.1.a(iii) 70% max. lot cover~~ WITHDRAWN

**Docket No. 05050045 V** Chapter 27.03 paved/curbed parking area

The site is located at 21 Fifth Street NE and is zoned R-3/Residential within the Old Town Character Sub-area. Filed by Gayle Helart.

**13h. Heather Knoll, Sec 2: Amenity Area**

Petitioner seeks special use approval to establish an amenity area:

**Docket No. 05050046 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 2830 West 141st Street.

The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

**14h. LongRidge Estates, Sec 1: Amenity Area**

Petitioner seeks special use approval to establish an amenity area:

**Docket No. 05050047 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 13800 N Shelborne Rd.

The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

**15h. Clayborne, Sec 3, Blk N: LongRidge Estates Lacrosse Fields**

Petitioner seeks special use approval to establish lacrosse fields:

**Docket No. 05050048 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 13800 N Shelborne Rd.

The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

I. Old Business.

J. New Business.

K. Adjourn.